



May 2, 2016
Item #5

DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: (860) 561-7555 FAX: (860) 561-7504
www.westhartford.org

PERMIT APPLICATION FOR INLAND WETLANDS & WATERCOURSES
ACTIVITY: (check one of the following)

☐ **MAP AMENDMENT** ☒ **REGULATED ACTIVITY**
File # IWW#1043 Application Fee \$230 Surcharge Fee _____ Date Received 4.15.16
Street Address of Proposed Application: 1189 PROSPECT AVE
Zone: _____ Acreage/Lot Area _____ Parcel/Lot# _____
Applicant's Interest in Property: OWNER

Brief Description of Proposed Activity: INSTALLATION OF 16' x 35' INGROUND POOL AND POOL CODE FENCE & SPA

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. *Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)*

JOSEPH SCANNELL
Record Owner's Name

SAME AS OWNER
Applicant's Name

1189 PROSPECT AVE
Street

Street

WEST HARTFORD CT 06105
City State Zip

City State Zip

860 922 3086
Telephone #

Telephone #

Contact Person:

OWNER
Name

[Signature]
Applicant's Signature

Street

[Signature]
Signature of Owner/Authorized Agent

City State Zip

Telephone # E-Mail

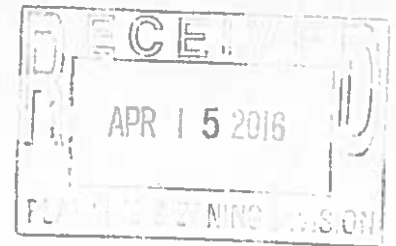
JSCANNELL@ARMOREPROPERTIES.COM

April 10, 2016

To: Town of West Hartford, Inland Wetland Commission

From: Joe and Christine Scannell

Subject: 1189 Prospect Avenue



The following is the narrative for the installation of a pool at our residence at 1189 Prospect Avenue.

Our Plans

We are the owners of our home located at 1189 Prospect Avenue. We have three daughters and a family dog. We have lived in West Hartford since 1996 and love our town. We began living in multi-family homes, that we bought, and then purchased our first single family home on Penn Drive. To better accommodate our growing children, and to give them a larger backyard to enjoy, we bought our home on Prospect Avenue in March of 2014. The nicely-sized back yard reminded us of our own childhood experiences, both having grown up in the country. We had our hearts set on making our backyard a place for family bonding and enjoyment. We took our play scape from our house on Penn Drive when we moved and set it up in the backyard. We have enjoyed using the play scape and playing volleyball and playing fetch with our dog in the back yard the past two summers. To further our goal of making our backyard a family retreat, we have contracted Cherry Hill Pools in Marlborough, CT to install a pool this spring. We recently discovered that our property is in a IWWA regulated area and we are committed to keeping this area as safe and undisturbed as possible during this project, including moving our proposed pool location from the lower level to the upper level, and positioned it the furthest possible location from the IWWA wetlands based on the existing wetland map for the town. The previous owners of our home had done very little in the way of landscaping, especially in the back yard, and we look forward to making it lush and natural by planting trees, bushes and flowers along with fruit trees, berry bushes and an organic vegetable garden. Having children and a dog and being very mindful of the environment, we will not be using any chemical fertilizers and pesticides on our property.

Our Property

Our property consists of just over a half an acre and includes our home, driveway and parking area at the rear. Our front yard consists of grass, plantings, and a circular driveway. Our back yard has two distinct levels. The upper level is directly behind our home. This is where we would like to install our 16' x 35' in ground pool. The lower level is a great play area where we plan to plant trees and plants as well as an organic vegetable garden. The land beyond our property line is a downward sloping gradient forested by trees. It is this area beyond our property, along with a small corner of our own property on the lower level, that is defined as a wetland area by the IWWA map.

Our Abutting Neighbors

Our lot is situated between two larger lots on either side. Our neighbor to the south is slightly elevated from ours and has an in-ground pool, pool house, and tennis court. These are all located within the IWWA defined "regulated area". Our neighbor's lot to the north and west is situated at a substantially lower elevation. This neighbor has tennis courts, an in-ground pool, pool house, 8,000 s.f. home, and detached three car garage all located in the IWWA map defined "wetland".

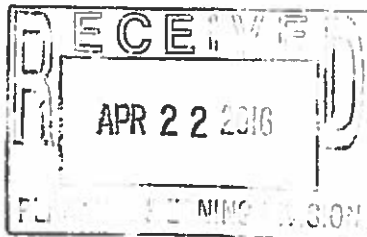
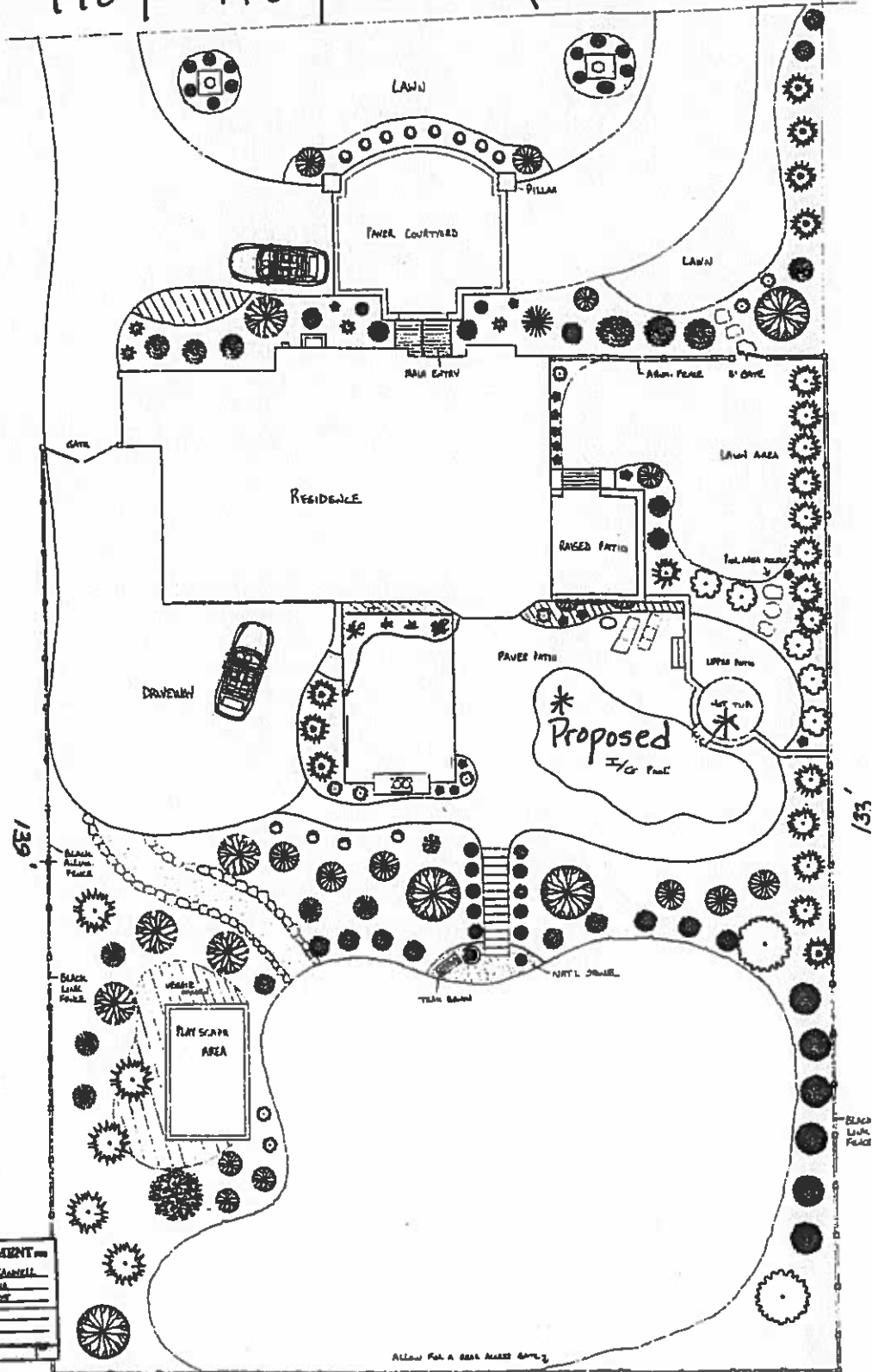
Proposed Plan

We have contracted Flynn and Cyr to provide an updated A-2 and T-2 surveys of existing conditions and location of permanent structures. Our pool contractor will install sedimentation erosion control fence (E+S) which will be maintained in place until the rear yard areas that are disturbed are planted and seeded so as to be stabilized prior to fence removal. The pool contractor indicated a very quick installation period of two weeks. The stockpile of any materials will be maintained in the parking area on the upper level and will include E+S controls around it. We will also be installing a pool code aluminum fence per the proposed plan.

Our proposed pool location is the furthest possible from the IWWA regulated area. In consideration of making the most prudent alternative by moving our pool location from the lower level to the upper level, we respectfully feel this location to be the most reasonable and environmentally sensitive choice.

Landscape Plan

1189 Prospect Ave.



LANDSCAPE DEVELOPMENT INC.	
JOE CHRISTINE SCANNELL	
CLIENT	1189 PROSPECT AVE.
	ALHAMBRA, CA 91801
DESIGNED BY	JOE CHRISTINE SCANNELL
CHECKED BY	JOE CHRISTINE SCANNELL
DATE	4/15/16

118'

57 SECTIONS

PLANT LEGEND

Qty.	size:	Key:	Type:	Variety:
	3gal	HY	Hydrangea	Quick fire
	3gal	KO	Rose	Knock Out
	5-6'	CH	Hemlock	Canadian
	3gal	AZ	Azalea	Stewartstonia
	24-30"	RH	Rhododendron	PJM
	3gal	WE	Weigela	Variegated
	4-5'	CY	Cypress	Cripps Gold
	1.75cal	PG	Hydrangea	Pee Gee Tree
	6-7'	CE	Cedar	Blue Atlas
	30-36"	VB	Viburnum	Shasta
	18-24"	BU	Boxwood	Winter Gem
	30-36"	EN	Enkianthus	Redvein
	3gal	ST	Stephanandra	Crispa
	4-5'	MA	Magnolia	Royal Star
	3gal	HY1	Hydrangea	Twist n Shout
	2"cal	ML	Crabapple Tree	Profusion
	2"cal	AP	Apple tree	Macoun, Cortland
	2"cal	PE	Pear tree	Bosc, Bartlett
	30-36"	CO	Dogwood Shrub	Var. Redtwig
	3gal	BL	Blueberry bush	Blue Ray, Bluecrop
	6-8'	CF	Dogwood tree	Cornus Florida white
	6-7"	PI	Spruce Tree	Colorado blue
	6-7'	SO	Sourwood tree	Sourwood
	3gal	CL	Hydrangea	Climbing/ white
	30"	AL	Althea	Rose of sharon
	3gal	SP	Spirea	Doubleplay
	4-5"	WH	Hemlock	Weeping
	2gal	PE	Peony	homeowner pref
	1gal	LI	Liriope	Big Blue
	3gal	WE2	Weigela	Midnight wine
	2gal	CR	Rose	Carpet Rose, Pink
	3gal	MD	Maiden grass	Maiden grass
	2gal	BM	Spirea, Blue Mist	Dark Knight
	24-30"	GM	Boxwood	Green Mountain
	mktpk	VM	Periwinkle	Vinca minor
	3gal	MM	Weigela	My Monet
	3gal	HY2	Hydrangea	Cityline Berlin
	2-2.5"	OG	Maple Tree	October Glory
	6-7'	FF	Fraser Fir Tree	Fir
	2"cal	LT	Redbud	Lavender Twist
	5'	DS	Spruce	Dwarf Serbian
	2gal	SE	Sedum	Autumn Joy
	3gal	WB	Winter Berry	Red Sprite
	2.5"cal	KA	Katsura Tree	Katsura

April 23, 2016

Re: 1189 Prospect Avenue, Scannell Permit Application
Abutting property owners position of support

To whom this may concern:

The purpose of this letter is to give support for the permit application and proposed landscape plan including the installation of in ground pool and spa my neighbors, Mr. and Mrs. Joseph Scannell of 1189 Prospect Ave, have submitted to the Town. I have seen their plan and have no concerns with the work they have proposed.

Property owner of **1177 Prospect Ave.**, the southerly abutting property of the Scannell property.

Signed: Kevin F. Lafreniere

Date: 4/23/2016

KEVIN F. LAFRENIERE

Property owner of **1205 Prospect Ave.**, the northerly and westerly abutting property of the Scannell property.

Signed: Renee P. Dubin
RENEE P. DUBIN

Date: 4/25/16

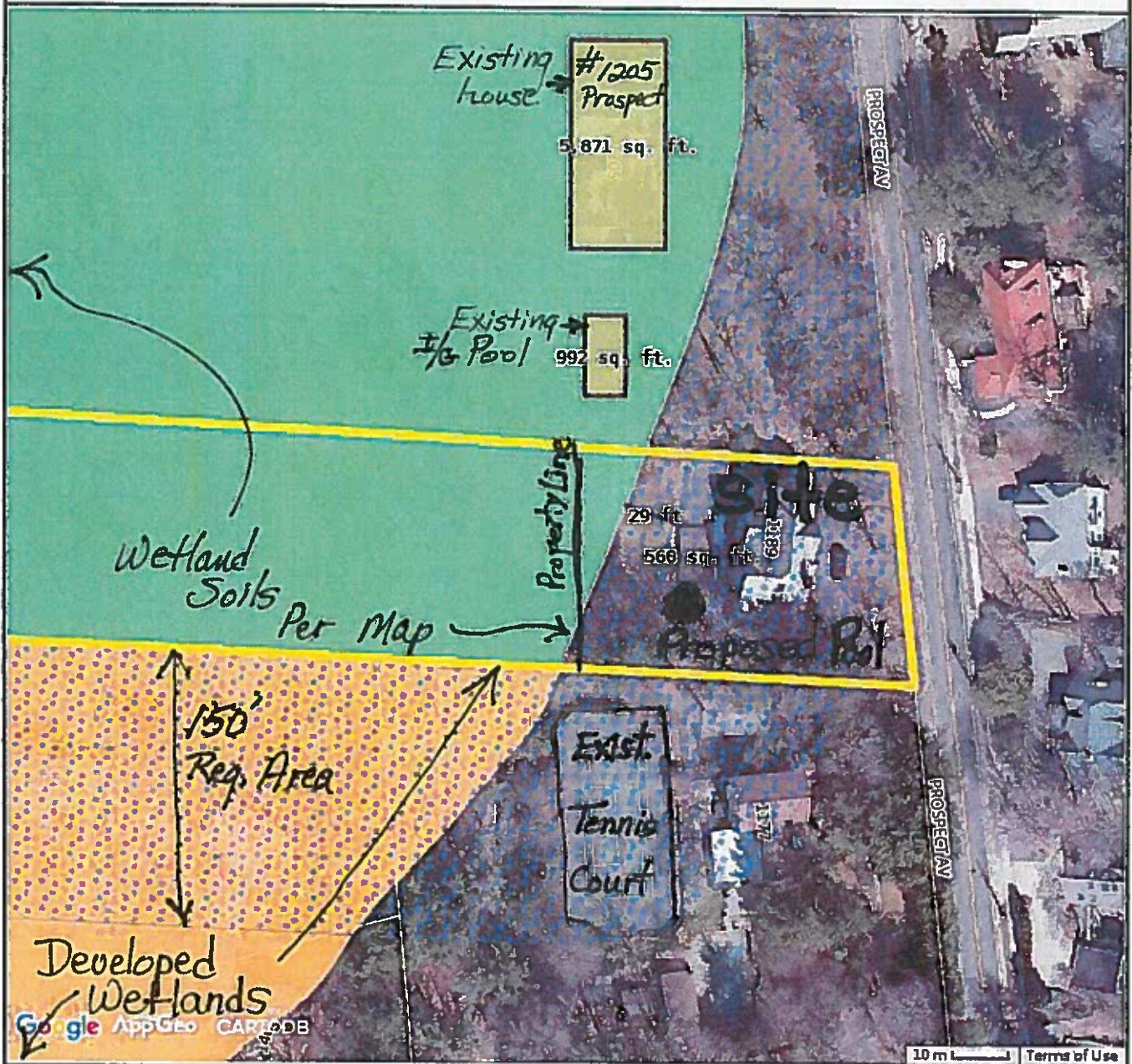
**Town of West Hartford
Conservation and Environment Commission
Meeting Agenda
April 25, 2016, 7:00 PM
Town Hall, Room 217**

1. Role Call, commission members present and absent
2. Approval of February 2016 CEC Meeting Minutes
3. Communications and News: Introduction of new commission member
4. Old Business: -None-
5. New Business:

1189 Prospect Avenue- Application (IWW #1043) of Joseph Scannell, R.O. seeking approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and water course area. The applicant seeks to install an in ground pool and pool code fence. (Submitted for IWWA receipt on May 2, 2016. Presented for determination of significance.)

6. Meeting Adjournment

1189 Prospect Avenue



Property Information

Property ID 4391 1 1189 0001
Location 1189 PROSPECT AVENUE
Owner SCANNELL, CHRISTINE RAUCHLE



MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

Town of West Hartford, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 5/22/2015
Properties updated Daily



Source: CTMLS, Inc.